

4 Bed Villa

L'Olleria, Valencia, Spain

€249,000

for sale by *Sally* in spain.com
ENGLISH ESTATE AGENCY SELLING SPANISH PROPERTIES



4 Bedrooms



2.0 Bathrooms



Villa

Property Description

FSBS273 VILLA LOS OLIVOS €249,000 – EXCLUSIVELY marketed with ‘For Sale by Sally In Spain’

See our Virtual Video Viewing!

2 separate living accommodations within one large villa!

Some useful outbuildings for wood stores, workshop, chicken coop etc

Large plot of 5,579 m2 with numerous fruit trees

Olive grove to make your own olive oil!

Beautiful distant mountain views

10 minutes walking distance to a large Spanish town called L’Olleria

4 or potentially 5 bedrooms if required!

Great hiking and cycling countryside

35 mins approx. to Gandia beaches!

Private but not isolated

We are proud to add to our portfolio of EXCLUSIVE properties ‘VILLA LOS OLIVOS’, this versatile and well-maintained country property has to be seen to be appreciated!

Built in 1980 with a build size of 264 m2 and a plot size 5,579 m2, 2 fitted kitchens, 2 lounges with woodburning fires, 2 dining areas, 4 double bedrooms, 2 large bathrooms, this is in total and is divided over 2 floors, as follows. Please note, the separate dining room on the 1st accommodation could be used as an additional bedroom giving 5 bedrooms in total.

From the long drive with plenty of parking, some steps take you up to the first level of living accommodation, which consists of:

An entrance hall that is light and airy and takes you into the lounge with a pretty wood burner, off the lounge is access out to the pool terrace, also off the lounge is access to the dining room which has patio doors out to a pretty Naia which has beautiful views over the gardens (this could potentially be the 5th bedroom). You will also find 2 good sized Double bedrooms both with free standing wardrobes, large complete bathroom with bath and shower above, fully fitted white kitchen that has a door that leads out a seating area and to the swimming pool. This additional fully contained living area is great for friends or family visiting or perhaps for an extended family / granny annex.

An Internal staircase takes you up to the separate accommodation on the floor above, which has a door on it for privacy. There is also external access via another door. Here you will find a lovely, light and airy lounge, with large woodburning fire and a hot and cold air conditioning unit, access on to a large, delightful open terrace with fantastic views of the town and distant

mountains, a great terrace to soak up the sunrises and sunsets and for dining on, there is a large double bedroom, huge bathroom with double sink, bath with shower head above, an electric towel rail too, a fully fitted kitchen / dining area, another double bedroom or could be a home office (currently used as a single room) with storage.

Well, how do you describe such a peaceful and tranquil feel about this property, that has a multitude of various sitting areas to enjoy the sun or the shade all year around and various eating / entertaining areas too!

Villa Los Olivos benefits from a tiled 7m x 4m swimming pool (depth 1.5m) with pump and filter and pool cover to keep it clean when not in use, having the bonus of lighting around the pool so great for a night-time dip to cool off. The pool pump house doubles up as a utility room with washing machine.

Near the pool is a great entertaining / dining area with a pergola which is covered in ivy which looks pretty and gives great shade in the hot summer months, its lit up at night-time for alfresco dining. Here you will also find a BBQ and paella cooking area with a useful sink also.

The property is surrounded by a landscaped garden with mature trees and lovely mountain views across the valley. In addition to the landscaped garden area the property benefits from a large plot with many varieties of fruit trees consisting of fig, apple, pear, cumquat, miniature lemons, peach, cherry, mandarin, nispero, white apricot, 48 olive trees in total, 2 grape vines, 24 orange trees, almond trees and banana plants, so many to mention, there is also a grassed area left natural which would be perfect for a couple of donkeys, a horse, chickens, goats etc. The landscaped part of the plot near the house has gravel amongst the mature trees and lots of colourful Mediterranean plants so is very easy to maintain.

This villa is full of surprises, there is so much value add, there are very handy outbuildings that could be used for many things, there is currently a tool room and possible to convert these outbuildings into extra guest accommodation / home office / gym, or for animals, please note no permission would be given to extend any of the outbuildings but you can use the internal space that is there for whatever you wish.

This beautiful and well-maintained villa benefits from being able to be purchased furnished (subject to separate negotiation), it has Wi-Fi, UK TV via satellite, great accommodation for guests to stay, 2 x electric water heaters for each individual living space, 2 septic tanks for each floor of the property, beautifully tiled floors, guttering to take away the water from the roof, gravel for low maintenance of the plot around the house, 2 x BBQ areas with pizza oven and paella area, vegetable patch, mains water and electric, 2 x wood stores and other outbuildings.

The yearly rates (ibi tax) and bin (basura tax) come to approx. 230.00 euros, with a yearly recycling bill of 45.00 euros, so cheap yearly taxes!

L'Olleria is within walking or cycling distance, a busy and large Spanish town with everything you could possibly need including a 24-hour A & E and the main hospital being a 15 min drive away in Xativa there are large supermarkets, bars and restaurants, banks, chemists, sports facilities etc. The villa is located within a few minutes' drive of the town and the sandy beaches on the Gandia coastline are just a 35-minute drive approx., and both Valencia and Alicante airports are within an hour's travelling distance by car.

What more could you want, make an appointment to come and view as soon as possible, don't forget to watch the video!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** L'Olleria, Valencia, Spain
- **Internal Area:** 264m²
- **Land Area:** 5579m²
- **Price:** €249,000
- **Bedrooms:** 4
- **Bathrooms:** 2.0

Property Features

- Swimming Pool
- Air Conditioning
- Double Glazing
- off road parking
- close to all amenities
- fitted kitchen
- countryside
- mountain views
- Close to Schools
- well presented
- good condition
- many special features
- close to town
- water
- terrace
- close to restaurants
- guest apartment
- patio
- quiet location
- beautiful garden
- satellite tv
- electricity
- utility room
- breakfast room
- sunny terraces
- driveway
- mature garden
- various terraces
- fruit trees
- adsl
- garden & pool views
- vegetable garden
- countryside views
- workshop
- freehold
- wood burner
- outside kitchen
- large garden
- fitted bathroom
- outbuildings
- separate guest accommodation
- paddock
- good road access
- close to medical facilities
- open plan kitchen